

DATE: May 15, 2020

DEPARTMENT OF GENERAL SERVICES
BUREAU OF PRE-CONSTRUCTION
1800 HERR STREETS
HARRISBURG, PENNSYLVANIA

ADDENDUM NO. 8

on

PROJECT NO. DGS C-0503-0023 PHASE 001

PROJECT TITLE - Danville State Hospital - HVAC Replacement

PROFESSIONAL:

Martin Rogers

185 N Pennsylvania Ave.

Wilkes-Barre, PA, 18701

If you submitted a bid through e-Builder prior to this Addendum being issued, your bid has been discarded and you must re-submit your bid(s) through e-Builder prior to the bid opening date and time. Please see Section 4.C. of the Instruction to Bidder

GENERAL CHANGES – ALL CONTRACTS

Item 1 - See attached document

SPECIFICATION CHANGES – ALL CONTRACTS

Item 1 - See attached document

DRAWING CHANGES – ALL CONTRACTS

Item 1 - See attached document

DGS 0503-023 P1

Replace HVAC to Meet Current Code Requirements

Addendum #8 – May 14th 2020

Question: Drawing CS-2; Sequence #2; item 10. Says "The .1 Contractor shall set prefab fire pump building. The .4 and .5 contractors shall make all required connections." Drawing C-1 Site says "Packaged Diesel-Fired Fire Pump Prefabricated building by .5 contract. Concrete equipment pad by .1 contract." Drawing FP-13 says "All work shown on this drawing is Base Bid #3." GC .1 does not have any work in Base Bid #3. It seems to me that the .5 contractor should have all responsibilities included with the fire pump building. Please clarify.

Answer: The packaged diesel-fired fire pump prefabricated building is work under Base Bid #3. The .1 contractor shall pour set the pad, the .5 contractor furnishes the fire pump building, utilities (conduits and water piping) out to fire pump building are by .1 contractor.

Question: Notice to Bidders gives 60 days from bid opening until award of contract. The DGS Notice to Proposers gives 90 days for the proposal period. Please clarify which is correct?

Answer: Since this is an RFP, it will be 90 days for the proposal period.

Question: There is a spec 321216 for Asphalt Paving? Where is the paving located? I'm not seeing it shown anywhere on the Civil drawings.

Answer: Asphalt paving is shown on drawings C-1 and C-2.

Question: Is there a Door Hardware specification or Hardware Schedule? Division 081113 Hollow Metal Doors & Frames references a hardware specification but I am not seeing one in the drawings or specifications book. Please provide.

Answer: There is no hardware schedule or specification. There are only 2 new doors in this project, both closet doors that are replacing existing closet doors; The Contractor shall match existing door hardware.

Question: Please confirm all abatement is carried under the HVAC contractor as per scope of work.

Answer: Abatement is carried under the Lead Contractor (.2 HVAC).

Question: How are bids to be submitted? Electronically due to everything going on?

Answer: Bids are submitted electronically through E-builder website.

Question: Is the lead contractor still the HVAC?

Answer: The Lead Contractor is the .2 HVAC Contractor.

Question: What is the RFI Deadline?

Answer: The RFI deadline is May 13th, 2020.

Question: What type of Demo/Abatement does the .1 General Construction Contract need to include in our scope of work?

Answer: Demo/Abatement is covered under the .2 HVAC Construction Contract.

Question: Does the Gas piping need to be painted and by which contractor?

Answer: Spec for painting gas piping in Section 220500 and is by the .3 contractor.

Question: Base Bid 2 does not have any additional work for the GC. Do we need to fill this base bid out, including submitting SDB paperwork in case Base Bid 2 is awarded to another prime contract, or may we write no change on the bid form and the SDB paperwork from Base Bid 1 would carry over?

Answer: Info shall be filled out for all 3 Base Bids regardless of whether the Contractor has additional BB #2 or #3 work.

Question: Has all of the Asbestos Abatement work been awarded (or pending awarded) under the HVAC contract?

Answer: Asbestos abatement is under the .2 contract.

Question: Please confirm the .5 contractor is responsible for purchasing and unloading the prefab fire pump enclosure specified in section 213500 paragraph 2.3C. And confirm the .1 contractor shall set prefab fire pump enclosure.

Answer: The .5 contractor shall set the enclosure. The concrete pad is by the .1 contractor.

Question: May we substitute the specified 6-mil poly sheeting vapor barrier with Carlisle's 725TR self-adhering vapor barrier and Cav-grip III Low-VOC Adhesive/Primer applied to the concrete roof deck?

Answer: No, the existing concrete deck is too wet to receive any types of primers, adhesives, or self-adhering membranes. The six-mil poly in the mechanically fastening of the first layer of insulation are deliberately intended to make sure that we get good attachment to the deck and don't have insulation that is coming loose, warping, or blowing off at some point in the future.

Question: May we substitute the specified mechanically attached base layer of polyiso insulation with Carlisle's Flexible Fast Dual Cartridge Adhesive in bead ribbons 4 inches on center to achieve the 75-mph wind warranty?

Answer: No, see previous answer.

Question: Please define the desired heights of the control walls?

Answer: These should be approximately 3 inches higher than the maximum height of the tapered insulation shown on the manufacturer's detailed shop drawing.

Question: May we substitute the jacked 2x12 control wall's galvanized (L) leg attachment with a 2x12 base plate? The Jacks would be fastened to the base plate first at a rate of 16" on center, the base plate then would be mechanically attached in (2) staggered rows 12 inches on center. Lastly the top 2x12 would be mechanically fastened to the 2x12 jacks.

Answer: No, what we have specified is just intended to keep the 2 x 12 standing upright while you tightly butt the insulation on both sides, which will prevent the 2 x 12 from moving in the future. If you do a wooden base plate you will have to not your insulation carefully around it, making sure you don't have any cold spots, so just stay with what we specified.

Question: Please provide the desired sheathing type and thickness attached to the 2x12 jacked control wall to create a substrate to adhere membrane flashing to it.

Answer: EPDM rubber can be glued directly to the 2 x 12.

Question: Dose the control walls receive a coping cap?

Answer: No, that is one more thing to leak, and it would not be covered under the watertight warranty. We specifically want rubber on top.

Question: May we explore options to achieve the tapered roof plan without the need to build control walls?

Answer: No, please stay with the system as designed, and submit detailed manufacturer's drawings based on that for us to review and approve.

Question: May we explore alternate tapered options to incorporate the expansion joints at the high point of the tapered layout? The expansion joints at their locations as shown on A-29 & A-30 will interfere with water flowing to the drains following the tapered insulation indications on A-29 & A-30.

Answer: Please provide a drawing that specifically shows your area of concern and we will review it.

Question: B Block Lower Right Corner: May we explore an alternate tapered roof design? The parapet wall heights on A-31 indicate the surface mounted counter flashing will be installed 1'-3" above the roof deck. The valley note indicates the minimum thickness of the tapered polyiso insulation is 2-1/2 inches thick. From the drain valley 90 degrees perpendicular to the far parapet on the right-hand side of the building is a distance of 40'-6", 1/4 inch per foot rise in the tapered polyiso insulation will be 14-1/2 inches thick at the parapet wall, only 1/2 inch below the surface mounted counter flashing height indicated on A-31.

Answer: Your calculation is incorrect. Over 40 feet you will gain 10 inches, plus the base layer would get you to 12.5 inches.

Question: May we explore an alternate tapered design? A Block & C Block the tapered cricket as shown where an RTU is located, the RTU will interfere with the flow of water to the roof drain. Note

#10: May we explore an alternate tapered design? Block A; the Valley note indicates the minimum thickness of tapered polyiso insulation is 1-1/2 inches thick intersecting with an 8'x 8' sump with a starting thickness of 1/2 inch, at a 1/4 inch per foot rise the sump will exceed the minimum thickness noted in the valley by 1 inch. Should we install 1/8 inch per foot tapered insulation in the 8'x 8' drain sumps?

Answer: Please send us a drawing specifically showing where a rooftop unit may interfere with the flow of water and we will review and comment.

Question: B Block at the curved wall bump out: The distance from the roof drains to the curved wall is 40'-3" the maximum thickness of tapered polyiso insulation is 11-1/2 inch at this wall only 2-1/2 below the counter flashing height indicated on detail A-31.

Answer: You may have occasional locations where a full-size counter flashing may not fit, see you can use a termination bar, in combination with a smaller counter flashing, in order to get the manufacturer's warranty as specified.

Question: Will note 13 apply to the elevator stair tower adjacent to the elevator tower where note 13 is indicated on drawing A-30?

Answer: Yes, unless you can prove that the existing counter flashing is too low, or is a true through wall flashing, and if so, send photos and we will review.

Question: Are the elevator and elevator/stair tower penthouses included in the roof replacement? If the penthouses are included please provide the tapered slope direction and the perimeter details.

Answer: Yes, they are included. The insulation is to slope to the gutter, with an average R-value of 30.

Question: Note concerning the polyiso base layer mechanical attachment: : In our history when mechanically attaching to concrete or concrete T-panels we have observed considerable amounts of spalling to the underside of the decks due to drilling and fasteners, along with the difficulty of mechanically attaching to a very hard reinforced concrete T panel.

Answer: It is our understanding that this is a poured concrete deck, and not precast T panels. So, there should be no problem drilling and fastening into the concrete. The manufacturer will require pull test be performed for the project starts, and we would like to be present for those tests, and see the printed results.

Question: Notes concerning the surface mounted counter flashing height: Are the heights indicated on A-31 the actual heights of the parapet walls?

Answer: All heights and other field conditions should be field verified, as stated in the specifications and on the drawings, and the counter flashings and term bars sized appropriately to fit where they can.

Question: Notes concerning tapered insulation: May we explore the option to install 1/8 inch per foot tapered insulation in lieu of 1/4 inch per foot slope to help reduce the thickness at the parapet walls?

Answer: No, code requires 1/4 inch per foot slope, and at the time of the last EPDM reroofing the only use 1/8 inch per foot slope, and it resulted in ponding water everywhere. 1/8 inch per foot is not adequate for this project.

Question: Notes concerning the existing roof assembly on A-2: Please confirm that there is only one roof assembly installed under the ballasted area and/or the non-ballasted roof area.

Answer: The roof core sample results were included in the specifications and it's a contractor's responsibility to field verify.

Question: Please confirm that .2 lead contractor is responsible for final cleaning of all areas. Each prime is responsible for periodic clean up throughout project.

Answer: The lead contractor is responsible for final cleaning of all areas.

Question: Addendum #2 states the .1 contractor has work in base bid 3 and refers to C drawings. Spec section 010300 shows no work for GC in base bid 3. The C drawings do not indicate the extent of base bid 3. Please clarify what work if any the GC is to include in base bid 3.

Answer: .1 Contractor is responsible for the 6" and 2" piping between the fire pump building and the existing building. The .1 contractor is also responsible for the equipment pad.

Question: Are they allowing site visits for this project?

Answer: Site visits are to be scheduled with Justin Shull 1-717-789-5612.

Question: Please confirm that contracts .1, .3, & .5 are being re-bid on May 21st? Please confirm status on contracts .2 & .4.

Answer: The .1, .3, and .5 contracts are the contracts out for re-bid.

Prepared by:

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